

864 Inlet Circle

Property Fact Sheet & Furnishings Detail

Boating and outdoor features

- **Custom 2027 Bennington 25QXSBA** - black and white, with approximately 3 hours of use. The boat is stored indoors next door at Legendary Marina. Title is available. Not a requirement for sale; price may be adjusted if boat is not included.
- **13,000 lb. boat lift** - currently fitted for two Yamaha WaveRunners. The lift can be modified to accommodate a boat.
- **Custom outdoor fireplace** - burns gas or wood, finished with a custom black metal topper.

Window treatments

- Custom imported white linen drapery with interlining and blackout lining, hung on black French return rods throughout the home except the primary bedroom. Bathrooms have Roman shades.
- The primary bedroom features custom imported silk drapery with interlining and blackout lining on black French return rods. The primary bathroom has Roman shades.

Furnishings and finishes

- **Primary bedroom:** Gilded upholstered four poster king bed, two Modern History nightstands, Frette linens, Samsung Smart TV and Sonos soundbar.
- **Guest bedroom:** Eloquence Cassie Swedish style king upholstered wing bed with hand carved details and Gustavian tapered legs, paired with Lili Alessandra Soho bedding.
- **Bunk room:** Silver velvet upholstered bunk beds with Frette linens.
- **Dining area:** Imported Italian Arabescato marble table with a solid marble top and base, measuring 96 inches long, and four Restoration Hardware chairs slipcovered in performance textured linen weave fabric.
- **Living room:** White Restoration Hardware slipcovered sofa and chairs, two round acrylic tables and a coffee table.
- **Outdoor seating:** Summer Classics Soho Collection sofa and two chairs, plus a solid travertine round table, console and side table from Global Views.

Kitchen items and exclusions

Dishes, flatware, cookware and other items **in the pantry only** convey. Contents of cabinets, closets, drawers and the garage are excluded.

Furnishings and other items listed above should be confirmed in the purchase agreement. The two Yamaha WaveRunners are not included.